THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777
1-866-878-9765

Davidson County DEEDWARRSP
Recvd: 12/28/15 11:44 5 pgs
Fees:27.00 Taxes:0.00
20151228-0129889

When Recorded Return To:
ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108

New Owner(s) Address & Mail Tax Statements To:
The Secretary of Housing & Urban Development
c/o Information Systems Network Corp
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

Property Tax ID#: 076 05 0 039.00
Ref. #: 3404092

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 15 day of Dec, 2015, by and between TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and/or assigns, whose address is 502 Deaderick St, 3rd Floor, Nashville, TN 37243, Grantor, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Washington, D.C., its successors and/or assigns, whose address is c/o Information Systems Network Corp, Shepherd Mall Office Complex – 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, Grantee.

Witnesseth:

That for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 4901 Shadowlawn Dr, Hermitage, TN 37076

Being the same property as conveyed from J. Phillip Jones, Substitute Trustee to Tennessee Housing Development Agency, as described in Instrument No. 20150223-0015036, Dated 02/19/2015, Recorded 02/23/2015 in Davidson County Records.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

TENNESSEE HOUSING DEVELOPMENT AGENCY
by and through its servicer and authorized agent
U.S. BANK NATIONAL ASSOCIATION

By: _____

Paula G. Martin
Printed Name

Title: Vice President

STATE OF KENTUCKY)

COUNTY OF DAVIESS)

The foregoing instrument was acknowledged before me this 15 day of Dec, 2015, by Paula G. Martin who is a/the Vice President, of Tennessee Housing Development Agency by and through its servicer and authorized agent, U.S. Bank National Association, on behalf of the corporation.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public, State at Large
Printed Name: Farah Taylor

My commission expires: 4/16/2019

OFFICIAL SEAL
FARAH TAYLOR
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 4-16-2019
ID # 532170

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 120,900.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 21st day of December, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tobi P. McCoy, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public
My Commission Expires: 3/25/19

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
The Secretary of Housing & Urban Development
c/o Information Systems Network Corp
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF HIDDEN HILL, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4860, PAGE 43, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property as conveyed from J. Phillip Jones, Substitute Trustee to Tennessee Housing Development Agency, as described in Instrument No. 20150223-0015036, Dated 02/19/2015, Recorded 02/23/2015 in DAVIDSON County Records.

Tax ID: 076 05 0 039.00

Property Address: 4901 Shadowlawn Dr, Hermitage, TN 37076

True Copy Certification

I, Lisa Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, Lisa Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES